

DESIGN AND ACCESS STATEMENT

Location	Lee Royd Lodge, North Lane, Cawthorne, Barnsley, S75 4AH
application	Extension to Existing Detached Garage.
client/applicant	Mr & Mr G Lee
job number	18/418
date	August 2018

Ltd

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INTRODUCTION

This design and access statement forms part of the planning application for the proposed Side extension to the existing detached garage serving Lee Royd Lodge.

The existing garage building is a triple bay detached garage traditionally built using natural stone to the front and rear with rendered sides. The duo pitch roof is covered in blue slate.

The garage was constructed approximately 10 years ago.

The garage is single storey but with an internal stair accessing the storage area within the roof space.

The garage is circa 6meters north east of the residential property Lee Royd Lodge. The proposed extension fills in between existing building and projects to the rear but all within the domestic curtilage of the property.

The property is in a rural location but the proposed extension, given the existing permeant surrounding buildings will not harm the green belt setting.

USE

This application is for the erection of a garage extension. The applicant, Mr Graham Lee, is a vintage motor mechanic/restorer. This hobby takes up significant space with vehicles having to be parked in such a way that they are easily accessible with machinery and tools. The current garage is being used for this hobby associated with the applicants residential property, it must be stressed this is not a commercial venture or operation.

PROPOSED EXTENSION (Appearance)

The following materials are proposed (all to match existing):

Walls	-	Natural coursed stone with render to the North East Side Elevation.
Roof	-	Blue slate pitched and gabled roof.
Rainwater Goods	-	UPVC guttering & downpipes.

MEANS OF ACCESS

There is no proposed change to the means of access to the site or building.

LANDSCAPING

There is no proposed change to the landscaping to the site.

LAYOUT

The extension is to the side of the existing garage nestling in the existing narrow gap between the garage and other adjacent buildings. To provide the area required the extension projects out to the rear without negatively impacting on the green belt. All the proposed works are sited within the domestic curtilage.

The other adjacent buildings are already being utilised hence the reason for this proposed extension. Another ancillary outbuilding was considered, flat roofed complying with permitted development rights but it is considered this proposal is the most appropriate and practical for its use.

SCALE

The proposed extension is subservient to the original garage from the principle elevation. Given its rural location/setting the only public viewpoints are distant. From these distant views the proposed extension does not create a disproportionate massing or negatively impact on the greenbelt setting.

Eaves heights to the front side and rear are to be the same as the existing garage with the main roof apex lining through with the existing ridge. The proposed protruding rear element has a lower roofline reducing the impact, scale and massing.

Only one entrance door is proposed, for security reasons.

CONCLUSION

This proposal is for minor development within the domestic curtilage of the dwelling. A small/proportionate extension to the existing garage to enable clutter currently stored outside to be securely stored inside out of the elements.

The proposal is associated with the applicant's personal hobby.

Should the Local Authority Planning Department require any further information or clarification, please contact Paul Matthews Architectural.

We respectfully ask for contact from the case officer prior to the formal determination of this application.